

STAPLETON FILING 2 TOWNHOME ASSOCIATION, INC.

March 9, 2010 Board of Directors Meeting Minutes

PRESENT: Jennifer Spielman, Ann Koerner, Cary Miller– Board of Directors

Kelli Bachelet – Owner

Elissa Conger – Weststar Property Management, Property Manager

1. **CALL TO ORDER:** The Board of Directors meeting was called to order at 5:30 pm. at the Stapleton Community Room at 2823 Roslyn Street, Denver, CO, 80238. A quorum was established.
2. **HOMEOWNER FORUM & HEARINGS:** Kelli Bachelet was in attendance to discuss her request for additional for sale signage in front of her unit. Discussion was held regarding the location of signage, visibility as well as the current rules & regulations. The Board upheld the earlier decision to allow the for sale sign to be temporarily placed on the balcony in the front of the unit as well as to allow a for sale flyer box/tube to be placed in the front entrance to the unit. A suggestion was made to perhaps put the flyer box/tube in the empty flower pot in front of the unit.
3. **APPROVAL OF FEBRUARY 9, 2010 BOARD MEETING MINUTES:** The meeting minutes were reviewed. Jennifer made a motion to approve the February 9, 2010 board meeting minutes as submitted; Cary seconded. Motion carried unanimously.
4. **REVIEW CURRENT FINANCIALS:**
 - a. The Board reviewed the financial statements for the period ending January 31, 2010 and the financial statements for the period ending February 28, 2010. Cary made a motion to approve the financial statements for both periods pending an audit; Jennifer seconded. Motion carried unanimously.
 - b. Ann made a motion to approve the waiver of the late fees at 8010 E. 29th Ave. and 8030 E. 29th Ave; Jennifer seconded. Motion carried unanimously.
5. **UNFINISHED BUSINESS:**
 - a. **Action Items:** Discussion was held regarding the reserve study and some of the components in the photographic inventory. Management was asked to obtain bids for updates to the reserve study.
 - b. **Additional Items From The Board:** Discussion was held regarding damaged shutters and the heat on rear decks along 29th Ave. Management was asked to obtain additional information.
6. **NEW BUSINESS**
 - a. **For Sale Sign Request:** Previously discussed under the Homeowner's Forum section.
 - b. **Roof Inspection Proposal:** Ann made a motion to approve the roof inspection proposal provided by Western Roofing (\$2,800.00); Jennifer seconded. Motion carried unanimously.

- c. **Additional Items From The Board:** No additional items were discussed.
- 7. **CORRESPONDENCE:** Reviewed and no additional questions.
- 8. **ADJOURNMENT:** There being no further business the meeting was adjourned at 6:54 p.m.